041.0	0006	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	864,000	/	864,000
USE VALUE:	864,000	/	864,000
ASSESSED:	864,000	/	864,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
142	-144	MYSTIC VALLEY PKWY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JAMISON SCOTT
Owner 2:	
Owner 3:	
Street 1:	153 NATHAN LN
Street 2:	
Twn/City:	CARLISLE
St/Prov:	MA Cntry: Own Occ: N
Postal:	01741 Type:

PREVIOUS OWNER

Owner 1:	JOHNSON KEVIN M TRUSTEE -
Owner 2:	CAPAVIELLA LAURI TRUSTEE -
Street 1:	142 MYSTIC VALLEY PKWY
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,976 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Vinyl Exterior and 2270 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5976.000	426,600	5,900	431,500	864,000
Total Card	0.137	426,600	5,900	431,500	864,000
Total Parcel	0.137	426,600	5,900	431,500	864,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 380.62 | /Parcel: 380.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	28632
GIS Ref	
GIS Ref	
Insp Date	11/30/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 041.0-0006-0010.0

!3482!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	426,700	5900	5,976.	431,500	864,100	864,100	Year End Roll	12/18/2019
2019	104	FV	331,400	5100	5,976.	458,400	794,900	794,900	Year End Roll	1/3/2019
2018	104	FV	331,400	5100	5,976.	334,400	670,900	670,900	Year End Roll	12/20/2017
2017	104	FV	310,600	5100	5,976.	291,300	607,000	607,000	Year End Roll	1/3/2017
2016	104	FV	310,600	5100	5,976.	248,100	563,800	563,800	Year End	1/4/2016
2015	104	FV	276,500	5100	5,976.	242,700	524,300	524,300	Year End Roll	12/11/2014
2014	104	FV	248,800	5100	5,976.	199,600	453,500	453,500	Year End Roll	12/16/2013
2013	104	FV	259,000	5100	5,976.	189,900	454,000	454,000		12/13/2012

PRINT

Date	Time
12/10/20	18:43:17

LAST REV

Date	Time
04/26/19	12:06:31
apro	

PAT ACCT. 3482

USER DEFINED

Prior Id # 1:	28632
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOHNSON KEVIN M	62143-138		6/28/2013		577,000	No	No		
JOHNSON KEVIN /	58271-87		1/11/2012	Convenience	1	No	No		
SHEA JUDITH A	52764-51		5/13/2009	Family	1	No	No		
KOKA ARUNA R &	51524-282		8/1/2008		478,000	No	No		
	16123-481		4/1/1985		185,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/5/2011	11	Manual	2,000					INT PARTITION

ACTIVITY INFORMATION

Date	Result	By	Name
11/30/2018	MEAS&NOTICE	HS	Hanne S
1/29/2009	Meas/Inspect	336	PATRIOT
3/3/2000	Mailer Sent		
3/1/2000	Measured	264	PATRIOT
10/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5976		Sq. Ft.	Site		0	80.	0.90	1			Med. Tr	-10					431,481						431,500	

Total AC/HA:	0.13719	Total SF/SM:	5976	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	431,481	Spl Credit		Total:	431,500

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

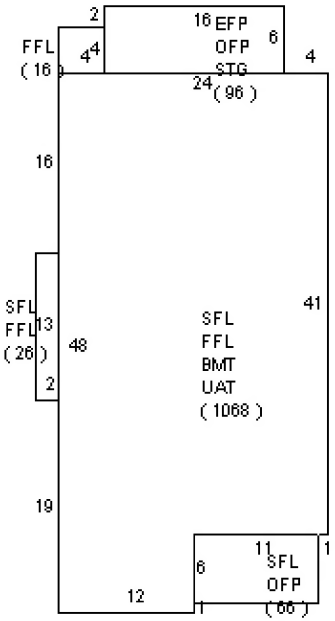
OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

OF=BMT SINK.

SKETCH



GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	5	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
1	6	3	1
Totals			
2	11	5	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.11255503
Const Adj.:	0.98892087
Adj $ / SQ:	187.039
Other Features:	103500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	618301
Depreciation:	191673
Depreciated Total:	426628

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	187.04
Special Features:	0	Val/Su Net:	107.75
Final Total:	426600	Val/Su SzAd	187.93

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,160	187.040	216,965
FFL	First Floor	1,110	187.040	207,613
BMT	Basement	1,068	56.110	59,927
UAT	Upper Attic	267	74.820	19,976
OFP	Open Porch	162	26.390	4,275
EFP	Enclos Porch	96	54.970	5,277
STG	Storage	96	7.990	767
	Net Sketched Area:	3,959	Total:	514,800
Size Ad	2270	Gross Are	4760	FinArea 2270

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

041.0-0006-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1927	21.25	T	40	104			5,100			5,100
19	Patio	D	Y	1	12X20	A	AV	2010	3.81	T	7.2	104			800			800

More:	N	Total Yard Items:	5,900	Total Special Featues:	Total: 5,900

IMAGE

AssessPro Patriot Properties, Inc